

## Fill in this information to identify the case:

Debtor 1 Kevin George Mathews

Debtor 2  
(Spouse, if filing) \_\_\_\_\_

United States Bankruptcy Court for the: District of Rhode Island

Case number 1611692

## Official Form 410S1

## Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

## Name of creditor:

Wells Fargo Bank, N.A.

Court claim no. (if known): 2

## Date of payment change:

Must be at least 21 days after date of this notice

01/15/2022

## New total payment:

Principal, interest, and escrow, if any \$ 2438.61

Last 4 digits of any number you use to identify the debtor's account:

8 7 4 4**Part 1: Escrow Account Payment Adjustment**

## 1. Will there be a change in the debtor's escrow account payment?

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$ 442.32New escrow payment: \$ 909.78**Part 2: Mortgage Payment Adjustment**

## 2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: \_\_\_\_\_%

New interest rate: \_\_\_\_\_%

Current principal and interest payment: \$ \_\_\_\_\_

New principal and interest payment: \$ \_\_\_\_\_

**Part 3: Other Payment Change**

## 3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.  
(Court approval may be required before the payment change can take effect.)

Reason for change:

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☒ I am the creditor.
- ☐ I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

**X** /s/Tavon Taylor \_\_\_\_\_ Date 12/14/2021  
Signature

Print: TAYLOR,TAVON \_\_\_\_\_ VP Loan Documentation  
First Name Middle Name Last Name Title

Company Wells Fargo Bank, N.A. \_\_\_\_\_

Address MAC N9286-01Y \_\_\_\_\_  
Number Street  
P.O. Box 1629 \_\_\_\_\_  
Address 2  
Minneapolis MN 55440-9790  
City State ZIP Code

Contact phone 800-274-7025 \_\_\_\_\_ NoticeOfPaymentChangeInquiries@wellsfargo.com  
Email

UNITED STATES BANKRUPTCY COURT

District of Rhode Island

Chapter 13 No. 1611692

Judge: Diane Finkle

In re:

Kevin George Mathews

Debtor(s).

**CERTIFICATE OF SERVICE**

I hereby certify that this Notice, including all attachments, is being served on or before December 15, 2021 via filing with the US Bankruptcy Court's CM ECF system or by mailing or providing a copy of this document to a vendor for mailing: By U.S. Postal Service First Class Main Postage Prepaid or FedEx.

Debtor:

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

Kevin George Mathews  
51 Outlook Avenue

East Providence RI 02914

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

N/A

Debtor's Attorney:

By Court's CM/ECF system registered email address

Christopher Lefebvre  
Law Office of Claude Lefebvre & Sons  
PO Box 479 Two Dexter Street

Pawtucket RI 02862

By Court's CM/ECF system registered email address

N/A

Trustee:

By Court's CM/ECF system registered email address

John Boyajian

400 Westminster St. Box 12

Providence RI 02903

/s/Tavon Taylor

VP Loan Documentation

Wells Fargo Bank, N.A.



Return Mail Operations  
PO Box 14547  
Des Moines, IA 50306-4547

Escrow Review Statement

For informational purposes only

Statement Date: November 9, 2021  
Loan number: XXXXXXXXXX  
Property address:  
51- 53 OUTLOOK AVE  
EAST PROVIDENCE RI 02914-3244

MARYANN MATHEWS  
KEVIN MATHEWS  
C/O KEVIN MATHEWS  
51 OUTLOOK AVE  
E PROVIDENCE RI 02914-3244

Customer Service



Online  
wellsfargo.com



Telephone  
1-800-340-0473



Correspondence  
PO Box 10335  
Des Moines, IA 50306



Hours of operation  
Mon - Fri 7 a.m. - 7 p.m. CT



To learn more, go to:  
wellsfargo.com/escrow

We accept telecommunications relay service calls

**PLEASE NOTE: If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this statement is being sent to you for informational purposes only. The summaries below are based on the terms of the loan and are provided for informational purposes only.**

These amounts are governed by the terms of the loan unless otherwise reduced by an order of the bankruptcy court. Because the amounts billed for the escrow items can change over time, we review the escrow account at least once per year to ensure there will be enough money to make these payments. Once the review is complete, we send the escrow review statement, also known as the escrow account disclosure statement.

Here's what we found:

- **Required Minimum Balance:** The escrow account balance is projected to fall below the required minimum balance. This means there is a **shortage**.
- **Payments:** As of the **January 15, 2022** payment, the contractual portion of the escrow payment **increases**.

The escrow account has a shortage of  
**\$3,074.59**

Part 1 - Mortgage payment

New Payment The new total payment will be \$2,438.61

	Previous payment through 12/15/2021 payment date	New payment beginning with the 01/15/2022 payment
Principal and/or interest	\$1,528.83	\$1,528.83
Escrow payment	\$442.32	\$909.78
Total payment amount	\$1,971.15	\$2,438.61

No action required

Starting **January 15, 2022** the new contractual payment amount will be **\$2,438.61**

See Page 2 for additional details.

Part 2 - Payment calculations

For the past review period, the amount of the escrow items was \$7,842.67. For the coming year, we expect the amount paid from escrow to be \$7,842.67.

How was the escrow payment calculated?

To determine the escrow payment, we add the projected escrow items to be paid over the next 12 months. We base these projected amounts on any escrow items that may have been paid in the past and any future anticipated payments to be made. We then divide the amounts by 12 payments to determine the escrow amount.

The chart below includes any actual escrow disbursements as well as any shortage that may have been identified for the past three analysis periods up through the date of the analysis.

Escrow comparison

	01/19 - 01/20 (Actual)	01/20 - 01/21 (Actual)	01/21 - 11/21 (Actual)	01/22 - 12/22 (Projected)		# of months		New monthly escrow amount
Property taxes	\$5,160.86	\$5,307.80	\$5,476.67	\$5,476.67	÷	12	=	\$456.39
Property insurance	\$0.00	\$0.00	\$2,366.00	\$2,366.00	÷	12	=	\$197.17
Total taxes and insurance	\$5,160.86	\$5,307.80	\$7,842.67	\$7,842.67	÷	12	=	\$653.56
Escrow shortage	\$0.00	\$0.00	\$0.00	\$3,074.59	÷	12	=	\$256.22
Total escrow	\$5,160.86	\$5,307.80	\$7,842.67	\$10,917.26	÷	12	=	\$909.78

Projected escrow account activity over the next 12 months

To determine if there will be a shortage or overage in the account, we calculate whether the amount of the lowest projected escrow balance will be greater or less than the required minimum balance. This is determined by subtracting the required minimum balance from the lowest projected balance. If the outcome is positive, there is an overage. If it is negative, there is a shortage. The calculation is below:

Lowest projected escrow balance June, 2022		-\$3,074.59	(Calculated in Part 3 - Escrow account projections table)
Minimum balance for the escrow account	-	\$0.00	
Escrow shortage	=	-\$3,074.59	

Important messages

**Act now - purchase your own insurance policy**  
Our records show that the insurance policy was obtained by Wells Fargo. Please understand that this policy only covers the structure and/or improvements, but does not cover liability or any personal property. For this reason, consider purchasing a policy of your choosing - it may lower the costs and give options for more coverage. If you sent us proof of a purchased policy, please disregard this message. If you have questions or are having trouble paying for the insurance policy, call us at the number on the first page of this statement.

Part 3 - Escrow account projections

Escrow account projections from January, 2022 to December, 2022

Date	Payments to escrow	What we expect to pay out	Description	Projected escrow balance	Balance required in the account
Dec 2021			Starting balance	\$846.72	\$3,921.31
Jan 2022	\$653.56	\$0.00		\$1,500.28	\$4,574.87
Feb 2022	\$653.56	\$0.00		\$2,153.84	\$5,228.43
Mar 2022	\$653.56	\$0.00		\$2,807.40	\$5,881.99
Apr 2022	\$653.56	\$2,366.00	AMERICAN SECURITY GROUP	\$1,094.96	\$4,169.55
May 2022	\$653.56	\$0.00		\$1,748.52	\$4,823.11
Jun 2022	\$653.56	\$5,476.67	EAST PROVIDENCE CITY(S)	-\$3,074.59	\$0.00
Jul 2022	\$653.56	\$0.00		-\$2,421.03	\$653.56
Aug 2022	\$653.56	\$0.00		-\$1,767.47	\$1,307.12
Sep 2022	\$653.56	\$0.00		-\$1,113.91	\$1,960.68
Oct 2022	\$653.56	\$0.00		-\$460.35	\$2,614.24
Nov 2022	\$653.56	\$0.00		\$193.21	\$3,267.80
Dec 2022	\$653.56	\$0.00		\$846.77	\$3,921.36
Totals	\$7,842.72	\$7,842.67			

Part 4 - Escrow account history

Escrow account activity from January, 2021 to December, 2021

Date	Deposits to escrow			Payments from escrow			Description	Escrow balance		
	Actual	Projected	Difference	Actual	Projected	Difference		Actual	Projected	Difference
Jan 2021							Starting Balance	-\$13,037.22	\$2,653.88	-\$15,691.10
Jan 2021	\$0.00	\$442.32	-\$442.32	\$0.00	\$0.00	\$0.00		-\$13,037.22	\$3,096.20	-\$16,133.42
Feb 2021	\$11,257.93	\$442.32	\$10,815.61	\$0.00	\$0.00	\$0.00		-\$1,779.29	\$3,538.52	-\$5,317.81
Mar 2021	\$0.00	\$442.32	-\$442.32	\$0.00	\$0.00	\$0.00		-\$1,779.29	\$3,980.84	-\$5,760.13
Apr 2021	\$0.00	\$442.32	-\$442.32	\$0.00	\$0.00	\$0.00		-\$1,779.29	\$4,423.16	-\$6,202.45
May 2021	\$0.00	\$442.32	-\$442.32	\$0.00	\$0.00	\$0.00		-\$1,779.29	\$4,865.48	-\$6,644.77
Jun 2021	\$0.00	\$442.32	-\$442.32	\$5,476.67	\$5,307.80	\$168.87	EAST PROVIDENCE CITY(S)	-\$7,255.96	\$0.00	-\$7,255.96
Jul 2021	\$0.00	\$442.32	-\$442.32	\$2,366.00	\$0.00	\$2,366.00	AMERICAN SECURITY GROUP	-\$9,621.96	\$442.32	-\$10,064.28
Aug 2021	\$0.00	\$442.32	-\$442.32	\$0.00	\$0.00	\$0.00		-\$9,621.96	\$884.64	-\$10,506.60
Sep 2021	\$0.00	\$442.32	-\$442.32	\$0.00	\$0.00	\$0.00		-\$9,621.96	\$1,326.96	-\$10,948.92
Oct 2021	\$0.00	\$442.32	-\$442.32	\$0.00	\$0.00	\$0.00		-\$9,621.96	\$1,769.28	-\$11,391.24
Nov 2021 (estimate)	\$10,026.36	\$442.32	\$9,584.04	\$0.00	\$0.00	\$0.00		\$404.40	\$2,211.60	-\$1,807.20
Dec 2021 (estimate)	\$442.32	\$442.32	\$0.00	\$0.00	\$0.00	\$0.00		\$846.72	\$2,653.92	-\$1,807.20
Totals	\$21,726.61	\$5,307.84	\$16,418.77	\$7,842.67	\$5,307.80	\$2,534.87				

